



ENVIRONMENTAL & REGULATORY SERVICES
PECFA
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www.commerce.state.wi.us

Scott McCallum, Governor
Philip Edw. Albert, Secretary

Wisconsin Department of Commerce Bureau of PECFA

Bid Document

SECTION 1 - Scope of Work:

The Bureau of PECFA is seeking competitive bids to perform remedial action services on a petroleum release from a regulated petroleum product storage tank system. The site upon which bids are being solicited is:

Bid Round Number: 21
Comm Number: 53901-2136-06-
BRRTS Number: 03-11-002365
Site Name: Craigs Service
Site Address: 206 W Wisconsin Portage WI

Project Manager: Jim Kralick
Project Manager address: N7725 STH 28 Horicon WI 53032
Project Manager phone: 715-762-4684
Project Manager e-mail address James.kralick@dnr.state.wi.us

Bid Announcement Date	7/29/02
Questions or requests for information must be submitted in writing and received by:	8/12/02 4:00 PM
Responses to the questions will be posted (and if requested, sent in writing) by:	8/30/02
Bid End Date and Time:	9/13/02 by Noon

The site investigation report, upon which bids are being sought, and the successful bid, when determined, are available for inspection at:

Department of Natural Resources N7725 STH 28 Horicon WI

Please contact the project manager listed above for an appointment.
Copies of the site investigation report can be purchased for the cost of reproduction and handling at the following address:

Bob's Copy Shop 37 University Square Madison 53715

Phone: 608-257-4536

Fax: 608-257-6555

SECTION 2 - Site Specific Bid Specification Requirements:

A) Project Manager Comments

1) General Comments:

Two unleaded (previously leaded) gasoline USTs, one 10,000 gallons and one 12,000 gallons, were removed from the property in July 1994. Soil analytical results indicated that a release had taken place from the USTs. From March 1996 to February 2002 a site investigation was conducted. The stratigraphy across the investigated area consists of a fine- to coarse-grained sand, with intermittent clay, silt, and gravel to a depth of approximately 37 feet below ground surface (bgs). Some boring logs indicate the presence of a discrete sandy clay layer less than 10 feet bgs. Bedrock was not encountered during drilling activities. Approximately 900 cubic yards of soil contaminated above generic RCLs is estimated to be present in the subsurface. Free product was noted in wells MW4 (0.58 feet) and MW7 (0.62 feet) on 6/3/99, and in MW4 (0.63 feet) on 12/10/99. Static groundwater levels at the site are generally 12 to 14 feet bgs. Groundwater reportedly flows to the southeast across the site, although it is likely that the groundwater flow direction can be significantly altered by the hydraulic influence of the nearby Portage Canal. The vertical gradient between piezometer P-1 and corresponding shallow well MW-4 indicated an upward gradient of approximately 0.003ft/ft. No private or public potable wells were identified as potential receptors of the associated contamination.

No shallow (<4 feet bgs) analytical soil sample results are available; field screening (PID) results are available for some borings. The investigation consultant has represented that no investigative waste is presently being stored on-site. No hydraulic conductivity testing has been conducted nor is it required as a specific condition of case closure, although consultants may wish to complete hydraulic conductivity testing at the site, if such information is integral to their proposed remedial action. The monitoring well network is not surveyed to a USGS benchmark; this task will need to be completed prior to implementing long-term groundwater monitoring.

2) The following Environmental Factor(s) were identified in the Site Investigation Report for this site:

- ☐ Documented expansion of the plume margin.
- ☐ Verified contaminant concentrations in a private or public potable well that exceeds the preventive action limit established under ch. 160, Stats.
- ☐ Contamination within bedrock or within 1 meter of bedrock.
- ☒ Petroleum product that is not in the dissolved phase is present with a thickness of .01 feet or more, and verified by more than one sampling event.
- ☐ Documented contamination discharges to a surface water or wetland.

3) Minimum Remedial Requirements:

The remedial strategy must consist of both source control and plume reduction. Significant source control measures will be necessary for the contaminated soil.

The contaminated soil serves as a continuing source of the petroleum VOCs in the groundwater thus significant source reduction is viewed as the key to successful closure of the site. Contaminated soil must be remediated by means of soil excavation, in situ remediation, or a combination of the two. The area of excavation/in situ treatment shall include, but not be limited to, the area encompassed by borings numbered MW4, P1, and G1 and all other vadose zone soils exceeding NR 746 Table 1 values, as well as all soils exceeding NR 746 Table 2 values within 4 feet bgs (confirmation soil sampling will be required for contaminated soil remaining in place). The bid response shall include the volume or mass of soil to be removed or treated in situ, and a description or drawing depicting the depth and perimeter of the excavation or treatment zone. All bid responses that do not contain the volume or mass of soil and a description or drawing depicting the depth and perimeter of the excavation will be considered non-complaint and removed from the bid evaluation process. Consequently, bidders should evaluate the possible trade off in cost between the proposed volume of contaminated soil to be removed or treated and the extent of groundwater monitoring that will follow the remedial excavation.

Bidders should also be aware that if free product is encountered during the excavation, it will need to be removed and disposed of at that time. Active mechanical extraction of free product and any associated highly contaminated groundwater following excavation is required to stabilize and shrink the groundwater contaminant plume. The active mechanical extraction may include, but would not be limited to, routine extraction from a sump installed during excavation activities. The installation of a sump may require the use of an engineered fill. Any necessary extraction of free product/highly contaminated groundwater may be conducted concurrently with the first year of post-excavation groundwater monitoring. Groundwater sampling should always be conducted PRIOR to free product/groundwater extraction during individual sampling events. At least four rounds of groundwater analytical sampling should be conducted after groundwater extraction activities have permanently ceased. If free product is not present in a measurable quantity in any sump or monitoring well following remedial excavation activities, active extraction of groundwater will not likely be considered an eligible expense by PECFA Claim Review Staff (i.e., absence of an environmental factor).

An explicit description of how the free product and/or highly contaminated groundwater will be removed from the site, and the proposed volumes to be removed, must be provided in the bid response. Also, on page 1 of the bid response provide a separate line item cost estimate for remedial activities associated with free product/contaminated groundwater extraction. Note that these costs should be included in the total costs provided on page 1. All bid responses that do not contain an explanation of how free product and associated highly contaminated groundwater is to be removed, the proposed volume to be removed, and a separation of cost for these activities will be considered non-compliant and removed from the bid evaluation process.

MW4 and P1 will likely be destroyed during a remedial excavation. It will be necessary to replace MW4 (but not P1), and the replacement for MW4 may be a monitoring well or a recovery well or sump. Any other wells that are destroyed must be replaced with a monitoring well of similar design at approximately the

same location. However, no additional monitoring wells over and above those already installed during the site investigation will be required for closure.

A minimum of two years of groundwater monitoring will be required and monitoring shall proceed in accordance with the following tables. As stated above, if free product/contaminated groundwater extraction is necessary at the site, at least four rounds of post-extraction groundwater monitoring will be required. It will be necessary to replace all monitoring wells destroyed or damaged during remedial excavation or construction (but not P1), prior to the commencement of groundwater monitoring. The monitoring well elevations shall be tied to a USGS benchmark. To reduce costs, it appears the adjacent Mael Estate Hill Ford Property site (Commerce #53901-2115-09) has already performed this tie.

Year 1

Wells	Quarterly	Semi-annually	PVOCs *	RNA **
MW1, MW4, MW5, MW7	X		X	x
MW2, MW3, MW6		X	x	x

Year 2+

Wells	Quarterly	Semi-annually	PVOCs *	RNA **
MW1, MW4, MW5, MW7	X		X	X
MW2, MW3, MW6		X	X	X

* Including Naphthalene

****Bidders should follow the recommended remediation by natural attenuation parameter list and monitoring schedule found on TABLE 3-1 of the Wisconsin Department of Natural Resources *Interim Guidance on Natural Attenuation for Petroleum Releases*, PUB-RR-614, October 1999.**

B) Bidder's Strategy for Remedial Action

- 1) Identify the remedial strategy for obtaining a closed remedial action status.
- 2) Specifically describe what element of your proposed strategy will address the environmental factors/risk factors listed above. Also describe how, when, and why it will address them.
- 3) Provide a detailed description of the work to be performed. The description shall provide sufficient detail to establish that the proposed strategy will be successful in achieving the closed remedial action status identified above.
 - a) The detailed description may include, but is not limited to the following:
 - Technologies
 - Estimated years of operation
 - Estimated tons of soil
 - Approximate geometry/depth of excavation
 - Reporting details
 - Estimated years of monitoring
 - Frequency of sampling/number of wells/parameters
- 4) Specifically describe how you will address off-site contamination, if applicable.
- 5) Specifically describe how you will address any direct contact hazards, if applicable.

SECTION 3 - Conditions of Bid:

The successful bidder will be the entity that complies with all provisions of the bid specification and provides the lowest total cost to a defined site closure or no further action-required decision. The closure or no further action decision will be made by either the Department of Commerce or the Department of Natural Resources, depending on statutory site assignment. PECFA funding under s. 101.143, Stats., will terminate when the responsible agency determines that institutional controls and notices, if utilized, would achieve a closed remedial status. PECFA funding will terminate regardless of whether the responsible party or other properties accept an institutional controls and notices as required under NR 726. In preparing the bid, the bidder must assume compliance with all applicable codes, including but not limited to Comm 46, Comm 47, and NR 700.

The successful bidder will be determined based upon conformance to and competitiveness under the bid protocol. The first determination will be whether the bidder has complied with all provisions of the bid. These bids will be considered responsive. From the responsive bids, the lowest total cost bid with an approvable approach to bring the site to a closed remedial action or no further action status will be determined.

The successful bid will be available to be viewed at the location identified in Section 1. If two or more bidders tie in the cost comparison, the bid with the lowest consulting cost will be used as the tiebreaker. All bid documents must be signed and sealed by a

Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin Department of Regulation and Licensing.

The Department reserves the right to reject any and all bids that meet any of the following conditions:

- The Department believes the remedial strategy is not appropriate to a specific geologic setting.
- From the standpoint of program operations or regulatory responsibility, the Department determines it is in the best interest of the program to not accept any or all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the Department with jurisdiction (Natural Resources or Commerce).

The name of the successful bidder, bid amount, proposed outcome and supporting documentation will be provided to the site claimant along with instructions to inform the PECFA program in writing of their intent to either:

- Use the lowest identified bidder or
- Use another service provider.

In either case, PECFA reimbursement is capped at the dollar amount of the successful bid.

A successful bid does not mean or guarantee that all costs in a resultant claim are eligible, reasonable, necessary or reimbursable under the PECFA program.

If a bidder fails to comply with a bid provision the bid response will be determined to be non-responsive. If the bid response is responsive, but not the lowest cost service provider with an appropriate approach, it will be determined to be “non-successful.” Non-responsive and non-successful bidders will not be individually informed of their failure to achieve compliance with the bid specifications or to be the lowest bidder.

The successful bidder may be required to provide input to, and attend a meeting with the PECFA program and the claimant to explain the bid and the remedial approach.

Appeals, by bidders, of decisions regarding complying bids or costs are not allowed, as they do not constitute claimant reimbursement decisions under the PECFA program.

In compliance with this invitation to bid and subject to all conditions thereof, the signatory agrees to the following:

- If the signatory's bid is determined to be successful, the signatory must, within 15 days of the Department's notification, contact the claimant and confirm that they will provide the remedial services at the cost described within the Bid Response.
- That for a period of 90 days, starting with the Department's notification to the claimant, the signatory will hold firm their commitment to provide the remedial services and prices set forth in the Bid Response.

Failure to abide with the conditions stated above may result in exclusion from future PECFA Public Bidding events.

Questions, answers and interpretations will be considered an amendment of this solicitation. All answers and interpretations shall be in writing from the Program Manager identified in Section 1 of this solicitation. Neither the program nor the Department shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid Ending Date. After the date by which questions must be submitted by, identified in Section 1, no further questions will be addressed.

A written response will be provided at: <http://www.commerce.state.wi.us/ER/ER-PECFA-SiteBidding.html> (and mailed to all requesters of the bid package who are not able to access the web site, and who therefore request written correspondence from the program contact).

SECTION 4 - Closure Specifications:

A bid submitted must provide the total cost, excluding interest but including all closure costs, for the remediation up to approval as a closed remedial action status identified below:

Unrestricted Closure

Closure with a NR 140 exemption

Closure with GIS Registry*

Closure with deed notice*

Closure with deed restriction*

Closure with NR 720.19 soil standards

Performance based NR 720.19 closure

Closure with site-specific conditions

Closure under NR 726.07

Closure under Comm 46/NR 746

Mass reduction

** **Note:** PECFA funding under s. 101.143, Stats., will terminate when the responsible agency determines that institutional controls and notices, if utilized, would achieve a closed remedial status. PECFA funding will terminate regardless of whether the responsible party or other properties accept an institutional controls and notices as required under NR 726. PECFA eligible costs may include all closure costs, up to approval as a closed remedial action (i.e. monitoring well abandonment) that are otherwise eligible for reimbursement.*

If the PECFA maximum award for the site/occurrence is not believed to be adequate to remediate the site/occurrence to a closed or no further remedial action status, that belief must be specifically noted in the bid and the remedial effort that will be achieved by the bid amount. For the purpose of the competitive bid the contaminant mass is determined to be: **Not Applicable**. The basis for specifying the progress shall be contaminant mass reduction and be based upon the mass reduction at the following points on the site:

Not Applicable

If the site is reasonably expected to exceed its cap under the PECFA program, bidders may propose mass reduction, the lowest bidder will be determined on the basis of a cost per mass reduction ratio. If some bidders propose mass reduction and others propose costs to bring the site to a closed remedial action or no further action status, selection will be from those bidders proposing a closed or no further action result.

SECTION 5 - Instructions to Bidders:

By submission of a bid, bidder agrees that during the period following issuance of this solicitation and prior to notification of successful bidder, bidders shall not discuss the bid

or bid process except with the program contact designated in this solicitation. Bidders shall not discuss or attempt to negotiate with the claimant, other potential bidders or program staff any aspects of the bid without prior approval of the Project Manager specified. Infractions will result in rejection of the violator's bid and may also result in disqualification of the individual to provide bids and a formal complaint being lodged with the Department of Regulation and Licensing.

The bid submitted shall address all the site specific bid specification requirements identified in Section 2. The bid shall support in detail the strategy to achieve the closed or no further remedial action status or remedial mass reduction goal if applicable. A full remedial action plan is not required as part of the bid submittal. A full remedial action plan may be requested by the program.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Project Manager. If the Project Manager is not able to arrange site access, this fact will not delay the bid process or negate the comparison and potential selection from among the bids that are submitted. All costs associated with a site visit or preparation of a bid will be the responsibility of the bidder.

The Bid Process must conform to the following:

1. The closed remedial or no further action status to be achieved must be stated using the options available from the list provided in Section 4.
2. Indicate in the Bid Response a contaminant mass reduction proposal if the PECFA maximum award is not believed to be adequate to remediate the site/occurrence.
3. The Bid Response shall address all the site specific bid specification requirements identified in Section 2 and shall support in sufficient detail and succinctly the remedial strategy.
4. The total cost (in dollars) to accomplish the stated remedial goal, including all fees, reporting cost, pre and post closure costs and costs for establishing restrictions or institutional controls but, excluding interest and investigation costs.
5. The costs specified in #4 shall separately identify consulting (non-commodity) costs.
6. The submittal must include an original and two (2) copies of the Bid Response documents signed and sealed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. Include the appropriate registration number of the professional license.
7. Bids can not be "faxed" directly to the program. Documents received by fax will not be accepted or considered.
8. Bids, amendments thereto or withdrawal requests must be received by the time advertised for bid opening. It is the bidder's sole responsibility to insure that these documents are received by the contact at the time indicated in this solicitation document.
9. All specifications or descriptive papers provided with the bid submission must include the bidder's telephone number and Commerce number thereon. Identify the name of the consulting firm on the 1st Page of the Bid Response.
10. The Commerce Number must be on the outside of the envelope in which the bid is submitted. The Department assumes no responsibility for unmarked or improperly marked envelopes. All envelopes received showing a bid number will be placed directly under locked security until the date and time of opening. Include only one Bid Response (an original and two (2) copies) per envelope.
11. Correction of errors on the bid form: All prices and notations shall be printed in ink, typewritten or computer printed. Errors shall be crossed out, corrections entered and initialed by the person signing the bid. Erasures or use of correction fluid will be cause for rejection. No bid shall be altered or amended after the time specified for the bid end date.
12. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid Ending Date.
13. Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the Department with jurisdiction (Natural Resources or Commerce).

14. From the standpoint of program operations or regulatory responsibility, the Department determines it is in the best interest of the program to not accept any or all bids.
15. If bidders consider the bid response to be proprietary information and exempt from disclosure, each part of the Bid Response must clearly marked *CONFIDENTIAL*. If any part is designated as confidential, there must be attached to that part an explanation of how the information is proprietary. The Department reserves the right to determine whether this information should be exempt from disclosure and no legal action may be brought against the State, Department or its agents for its determination in this regard.
16. The Bid Response must be appropriate to the site geologic setting.
17. Ambiguous bids, which are uncertain as to cost, time or compliance with this solicitation, will be rejected.
18. The Department reserves the right to reject any and all bids, and/or to cancel this solicitation at any time.
19. Each bidder shall fully acquaint itself with conditions relating to the scope and restrictions attending the execution of the work under the conditions of this solicitation. The failure or omission of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
20. All amendments to and interpretations of this solicitation shall be in writing from the Project Manager. Neither the Department nor the program shall be legally bound by any amendment or interpretation that is not in writing.
21. This solicitation is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this solicitation to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The solicitation may or may not be changed but a review of such notification will be made prior to award.

BID RESPONSE

(1st Page)

Department of Commerce PECFA Program

SITE NAME: Craigs Service
COMMERCE NUMBER: 53901-2136-06
BRRTS NUMBER: 03-110023-65

Submit Bid To Cathy Voges
Department of Commerce PECFA Program
201 W Washington Ave, Madison WI 53703-2790 or
P.O. Box 8044, Madison WI 53708-8044

Bidder Company: _____
 Bidder Address: _____

Telephone () -
Number:
Fax Number: () -
e-mail Address:

Bidder: (check one that applies):

_____	Professional Engineer	_____	License #
_____	Professional Geologist	_____	License #
_____	Hydrologist	_____	License #
_____	Soil Scientist	_____	License #

Seal

Signature: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Print Name: _____

Title: _____

Total Bid Cost \$ _____

Total Consulting Cost (subpart of Total Bid) \$

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)].

BID RESPONSE

(2nd Page)

Department of Commerce PECFA Program

SITE NAME: **Craigs Service**

COMMERCE NUMBER: **53901-2136-06**

BRRTS NUMBER: **03-11-002365**

Consulting Firm phone number () ____-____

This response must address all of the site-specific specifications identified in Section 2, and shall support in detail the remedial strategy. Attach additional pages if necessary. *The Commerce Number and Consulting Firm telephone number must be included on all additional pages.*